



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0573/2013-14

Date: 20-08-2020

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## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1375/113/219/2, Pattanduru Agrahara Village, Ward No. 83, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:31-12-2019.  
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0573/2013-14 dated: 04-01-2016.  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 20-03-2020.  
 4) CFO issued by KSPCB vide No. AW-319529 PCB ID: 80320 date: 12-08-2020.  
 5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/291/2019, Dated: 14-11-2019.

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The Building Plan was sanctioned for the construction of Residential Apartment Building consisting 2BF+GF+08UF having 125 Residential Units at Property Katha No. 1375/113/219/2, Pattanduru Agrahara Village, Ward No. 83, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 07-06-2017. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Residential Apartment Building was inspected by the Officers of of Building Licence Cell North Section on 27-02-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on date: 20-03-2020 vide ref (3). The compounding fees for the deviated portion, Lake Improvement Charge, Ground Rent, GST and Scrutiny fee Charges of Rs. 35,46,000/- (Rupees Thirty Five Lakhs Forty Six Thousand Only), has been paid by the applicant in the form of DD No. 714553 drawn on Oriental Bank of Commerce, dated: 07-08-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000100 dated: 14-08-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 1375/113/219/2, Pattanduru Agrahara Village, Ward No. 83, Mahadevapura Zone, Bengaluru Consisting of 2BF+GF+ 8UF having 124 Residential Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	2875.49	68 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,

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*(Signatures and dates: 20/08/2020, 21/08/2020, 20/08/2020)*



2	Upper Basement Floor	2875.49	66 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
3	Ground Floor	1518.80	12 No.s of Residential Units, 05 No.s of Surface Car Parking, Multi purpose hall, DG Yard, Transformer, OWC, Gym, Loungh, Toilet, Lobbies, Lifts and Staircases
4	First Floor	1593.87	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1708.43	14 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Terrace Floor	119.96	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	<b>Total</b>	<b>20942.62</b>	<b>124 Units</b>
13	FAR		3.06 > 3.00
14	Coverage		35.01% < 50%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Two Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor and Part of Ground floor and Surface area shall be used exclusively for car parking purpose only.

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Ref: 25/08

20/08/2020

21/08/2020



5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/291/2019, Dated: 14-11-2019 and CFO from KSPCB vide No. AW-319529 PCB ID: 80320 date: 12-08-2020 and Compliance of submissions made in the affidavits filed to this office.

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

*[Signature]*  
20/08/20

*[Signature]*  
20/08/2020

*[Signature]*  
20/08/2020



16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

Sd/-

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

To,

M/s Balaji Developers, Smt. Aruna and  
Chinthala Venkata Balakrishna Rao  
G R Tech Park Opposite, near Prashanth Layout,  
Hope Pharms, Whitefield,  
Bengaluru - 560066.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

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20/08/2020

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20/08/2020

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4/9/2020